



Established Community Areas in Priority Funding Areas (Places)

Purpose and Intent	Management Guidelines	Location Guidelines
<ul style="list-style-type: none">• Provide diverse, stable places in which residents and businesses continue to live, work and play and support the stability of property values.• Maintain the quality of life, and social and economic function, and protect the character of existing residential and commercial neighborhoods.• Maintain public facilities and services.• Support the infrastructure and service needs of the community, addressing existing deficiencies, without expanding public facilities and service capacities that encourage significant new growth.• Promote sustainability enhancements where possible.	<ul style="list-style-type: none">• Supported by an adopted local comprehensive plan and corresponding goal(s), policies and implementation guidelines to concentrate the majority of the jurisdiction’s future growth.• Governed by local capital and non-capital plans, policies, ordinances, regulations, and procedures likely to achieve the Purpose and Intent for Targeted Growth and Revitalization Areas.	<ul style="list-style-type: none">• Located within a Priority Funding Area.• Should not be located in a PFA Comment Area.• Designated Sustainable Communities are automatically recognized, if proposed by local government.

Land Use Objectives

- Have a land use pattern that is stable and not likely to change significantly in the future.
- There are only minor alterations or expansions to existing structures and no major changes in land uses.
- Public and private reinvestments continue to take place to maintain the quality of life in the area, but there is limited redevelopment or new development occurring.
- In response to changes over time, some minor diversification of land uses is anticipated to take place.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan supports stability and maintenance of the area.
<input type="checkbox"/>	<input type="checkbox"/>	Subdivision and land development regulations that encourage retaining the existing land use pattern..
<input type="checkbox"/>	<input type="checkbox"/>	Zoning regulations reflect the predominant land use pattern in the area and do not support changes in land use or density/intensity.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Transportation Objectives

- Links between employment areas and mixed-use centers to single-use areas are maintained and enhanced.
- Highway improvements focus on safety and system efficiency.
- Complete streets, alternative transportation and managed access meet the existing land-use/transportation needs.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan focuses capital and non-capital transportation efforts to maintain existing levels of services, improve transportation safety, address existing deficiencies, and promote the efficient use of existing and planned transportation infrastructure.
		Locally funded capital improvement projects maintain existing levels of service for the area.
<input type="checkbox"/>	<input type="checkbox"/>	Local plans, subdivision and land development regulations accommodate alternative transportation modes and promote a friendly walking and biking environment.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Housing Objectives

- Well maintained existing housing stock, with the occasional rehabilitation project in the area.
- Affordable housing is provided through maintenance, rehabilitation or selective new construction that promotes increased affordable housing opportunities for a range of households and workforce needs.
- Targeted assistance to address spot blight from isolated deteriorated structures or foreclosed units.
- Existing buildings are preserved and new construction is compatible with existing community character.
- Housing strategies are planned and coordinated for jurisdiction-wide application to provide desirable, affordable housing opportunities, which are served by good schools and have access to employment centers and essential services.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan supports maintenance of the housing stock and housing affordability.
<input type="checkbox"/>	<input type="checkbox"/>	A separate Housing Element in the comprehensive plan addresses housing supply, demand and affordability.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning regulations support the existing housing types and densities and allow a variety of housing types within many of the jurisdiction zoning categories.
<input type="checkbox"/>	<input type="checkbox"/>	Programs support housing rehabilitation and foreclosure assistance to stabilize the housing conditions.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Economic Development Objectives

- The economic conditions are financially sound, and are reflected by increasing property values, lease rates and retail sales.
- Economic development and business retention efforts focus on existing employment and commercial centers.
- Private sector investment is encouraged through supportive government regulations, policies, and programs.
- Existing historic fabric of traditional business districts is maintained through continued commitment of public services and by private investment.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan supports continued economic development efforts to address the needs and character of the local jurisdiction.
<input type="checkbox"/>	<input type="checkbox"/>	Local policies and regulations provide incentives that support the retention and attraction of businesses.
<input type="checkbox"/>	<input type="checkbox"/>	Economic development efforts directed toward stabilizing the tax base of existing commercial and industrial areas.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)